



## City of Alameda • California

### DESIGN REVIEW APPROVAL NOTICE

This is to inform you that on April 14, 2015, the City of Alameda approved Design Review Application No. **PLN15-0114** at 1825 Elm Street. This determination has been made following a review for consistency with the City of Alameda's Development Regulations and Design Review Manual.

**Project Description:** The project consists of: the demolition of both a 252 square foot accessory structure, which was built in 2006, and an 114.45 square foot portion at the rear of the main house; the construction of a 495 square foot one-story addition at the rear of the main structure; and the construction of a 244 square foot deck with a finished floor height of 2'8" above grade. The net increase in habitable space will be 380 square feet. The property is located in the R-4 (Neighborhood Residential) Zoning District.

**This project is subject to the following conditions of approval, which shall be placed on the first page of the building permit plan set under a heading titled "CITY OF ALAMEDA, DESIGN REVIEW CONDITIONS OF APPROVAL":**

- (1) This approval is valid for two years and will expire on April 14, 2017 unless construction has commenced under valid permits. *Please note: The approval may be extended to April 14, 2019 upon submittal of an extension request and the associated fee. Design Review approval may be extended upon application for up to (2) additional years from the date of expiration.*
- (2) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by Norman Sanchez Architecture, Inc., received on March 12, 2015 and on file in the office of the City of Alameda Community Development Department, except as modified by the conditions listed in this letter.
- (3) This approval is limited to the scope of the project defined in the project description and does not represent a recognition and/or approval of any work completed without required City permits.
- (4) A copy of this Design Review Approval Notice shall be printed on the cover of the final Building Permit plans.
- (5) New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
- (6) Building Permit plans shall incorporate the approved window schedule.
- (7) A site inspection to determine compliance with this Design Review Approval is required prior to the final building inspection and/or to the issuance of a Certificate of Occupancy. The applicant shall notify the Community Development Department at least four days prior to the requested Planning Inspection dates.

- (8) The final plans submitted for Building Permit approval shall conform to all applicable codes and guidelines.
- (9) Any additional exterior changes shall be submitted to the Community Development Department for review and approval prior to construction.
- (10) Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda, Alameda City Planning Board and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

**Environmental Determination:**

This project is a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 - Existing Facilities – additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before addition.

**Findings:**

- (1) The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual, because the proposed new construction is compatible in design and use of materials with the existing buildings and surrounding neighborhood.
- (2) The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses.
- (3) The proposed design of the structure and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development.
- (4) The project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties in that all rehabilitation and exterior modifications are consistent and compatible with the historic building's architectural style.

**Please Note - This is not a Building Permit:**

This approval is for Design Review only. You must submit separate plans and a building permit application in addition to paying required fees in order for the project to move forward in the

plan check process for issuance of a building permit. Information on Building Permits is available online at <http://alamedaca.gov/permits>.

**This Decision May Be Appealed or Called for Review:**

This Notice of Decision is required by Alameda Municipal Code (AMC) Section 30-36.3. An appeal of this decision may be made to the Planning Board within ten (10) calendar days from the date the notice of decision is mailed. The appeal must be made in writing on a form provided by the City stating in detail the factual basis for the appeal, and filed with applicable fees at the Permit Center, 2263 Santa Clara Ave, Room 190, Alameda, CA 94501. AMC Section 30-25 also allows the Planning Board or City Council to call a project for review, in which case the project will be scheduled for hearing at the next available Planning Board meeting. Therefore, this approval does not become final until the ten-day period lapses without an appeal or a call for review.

Approved: Andrew Thomas, City Planner

Per: \_\_\_\_\_

David Sablan, Project Planner

Date: April 14, 2015